

Approved Minutes  
Superior Township Zoning Commission  
Brimley, Michigan 49715  
Jan 14th, 2025

Meeting called to order by Diane Compo at 6:01 p.m.

**Pledge of Allegiance**

Roll Call

Present:

Diane Compo, Lori Busha, Mark Olsway, Mike Smith, Cindy Vansloten

Deb Freedman showed up at 6:05 p.m.

**Motion to approve agenda** No agenda

**Motion to approve** December 10th, 2024 no minutes

**Public Comment:** None

**Old Business:** Zoning Administrator report dated Jan 14, 2025 read by Lori Busha.

**New Business:** Zoning Administrator report dated Jan 14th, 2025 on new items.

Lori Busha informed us that the Flood Maps are not in effect yet but will be if not contested. There are four households in our Township that would be affected and Lori spoke with these individuals and gave them information on it. Lori also informed us that we will need a flood plain ordinance.

~~Zoning~~ Administrator, Lori Busha, also brought information to the zoning board regarding the renewable energy and Battery Energy Storage Systems that she received from EGLE and the University of Michigan.. Michigan Law ACT No. 233 provided some guidelines and possible ordinance changes. The Township Board

and Development plan will need to be consulted because there are impacts to taxes depending on how Superior Township is developed.

Cindy Vansloten, Board Liaison, is going to take information to the Township Board on Act 233. She is also asking for permission for us to meet more often to meet the deadlines for the work that we need to do to cover these items in our ordinance. If we don't have them covered in our ordinance any money that is made off of them goes to the State. If we have an ordinance covering them, the Township will make the money.


Lori also mentioned that our Land Use is 50 years old so we are also going to have to work on that.

President Diane Compo suggested that we meet with other rural Townships to see what they plan to do with Public Act # 233.

Lori Busha, Zoning Administrator, also informed us that MDOT is developing areas/road improvements to help with tourism along the shore of Lake Superior, mostly from Bay Mills to Whitefish Point. Lori explained the Park development and they thought that was helpful. Lori was asked if someone would be interested in coming to their committee meetings to learn more. Lori turned the information over to the Township Supervisor.

**Motion to adjourn** meeting made by Mike Smith  
Motions was seconded by Mark Olsway

Meeting adjourned at 7:05 p.m.



*Q. J. Freedman*  
Secretary

# **Zoning Administrator Report**

**January 14, 2025 Meeting**

**Lori Busha - Zoning Administrator**

## **Old Business**

- Simpkin property blight on M221. Hold until spring. Waiting until spring to issue a ticket through the process server, as no work will be completed until that time. This item is open.
- Lakeshore Drive Property - Emplit-Zoning Inquiry to put a mobile home on the property. Hold until spring. Email sent with the Building/Zoning Application. Awaiting approval from the DEQ, before completing the zoning paperwork. This item is open.
- Previously Bastien Shenandoah Property, now owned by Robin Murray – Hold until spring. ZBA approved the extension of the previous Variance approval. I received a call from Mr. Murray. He will be submitting his new plans next year for zoning approval. He indicated that the house is smaller than the one that Ms. Bastien was planning. This item is on hold until next year. This item is open.
- S. Bound Rd Property – Mr. Russell would like to put up a new pad and trailer on this property. Hold until spring. The ZBA approved the Variance for this property. Mr. Russell was heading back to Texas and would not be doing anything with this until next year, June/July timeframe. This item is open
- 7463 W. 6 Mile Road Property – Mr. Dalsky is seeking information about building a garage on the property. Unfortunately, the property is only 3 acres and is narrow. The property is in the Rural Residential zone, which requires 5 acres for Lot Area and a minimum of 200ft Lot Width. He has a builder lined up, so he plans to seek a variance. No new updates on this. This item is open.
- FEMA Flood Insurance Rate Maps - Information regarding the new flood maps, insurance information and the appeal process has been provided to the 4 residents that live by the mouth of the Waika River, as the upcoming flood map changes may impact them. A new/updated ordinance needs to be put in place in order to maintain flood insurance for this area. The zoning committee will need to complete this work prior to the adoption of the new flood maps spring/summer 2025. This item is open.
- Lakeshore Drive Property – Mr. Camarata contacted me regarding putting up 2 homes on his property as a Duplex. Hold until spring. Awaiting zoning information. This item is open.
- Great Lakes Pilot Boat Association – M221 Property – No new information. Mr. Butcher contacted me about the work that is being done on the property. The build has been delayed, but they still plan on demolishing the current structure by end of the year. They will be submitting their Building Application around March 2025. Because they are still actively doing work on the project, they are still under the Zoning Board's approval. This item is open.
- Sullivan Creek Trail Property – Mr. Alexander would like to build a Home/Barn on his property. He is zoned Rural Residential, so he needs 5 acres to build a dwelling. He has applied for a variance. This item is open.
- Baird St. Property – Mrs. DeWeese contacted me about putting up a modular home on her property. I provided her the zoning/building application. She is awaiting a survey before submitting the completed paperwork. This item is open.
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### **New Business**

- **Battery Energy Storage Systems** – Information was provided to me from EGLE and the University of Michigan regarding the latest legislation regarding renewable energy and Battery Energy Storage. This needs to be incorporated into the Ordinance changes that are needed for the new Michigan Law ACT No. 233. They provided some guidelines and possible ordinance changes, but the development plan and the TWP Board will need to be consulted as there are impacts to taxes depending on which way Superior Twp is developed. This item is open.
- **MDOT** – MDOT is developing areas/road improvements to help with tourism along the lake shore of Superior. They asked about development in our community. I explained about the Park development, which they thought would be helpful. Most of their efforts are located from Bay Mills to Whitefish point, but they asked if someone would be interested in coming to their committee meetings to learn more. I passed on the contact information for our TWP Supervisor. This item is closed.